

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		CENTRAL ST, ARLINGTON

## OWNERSHIP

OWNERSHIP			Unit #:
Owner 1:	PIECHOTA DENNIS V--ETAL		
Owner 2:	PIECHOTA JANE DRAKE		
Owner 3:			
Street 1:	16 CENTRAL ST		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	02476		Type:

## PREVIOUS OWNER

Owner 1:			
Owner 2:			
Street 1:			
Twn/City:			
St/Prov:	Cntry		
Postal:			

## NARRATIVE DESCRIPTION

This parcel contains .156 Sq. Ft. of land mainly classified as Res. / Comm. with a Warehouse Building built about 1930, having primarily Conc. Block Exterior and 1758 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R7	APTS MED	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	013	Res. / Comm.	Prime NB Desc	ARLINGTON	Total:		Spl Credit	Total:	
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
316	0.000	60,800			60,800		35465
							GIS Ref
							GIS Ref
Total Card	0.000	60,800			60,800	Entered Lot Size	GIS Ref
Total Parcel	0.156	349,600		436,900	786,500	Total Land:	Insp Date
Source: Market Adj Cost		Total Value per SQ unit /Card:		34.58	/Parcel: 231.14	Land Unit Type:	

## PREVIOUS ASSESSMENT

[illegible]

## SALES INFORMATION

[illegible]

## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

Date	Result	By	Name
4/7/2009	Measured	201	PATRIOT
2/4/2000	Inspected	276	PATRIOT
1/5/2000	Mailer Sent		
1/5/2000	Measured	277	PATRIOT

**Sign:** \_\_\_\_\_

VERIFICATION OF VISIT NOT DATA      \_\_/\_\_/\_\_

**Patriot**  
Properties Inc.

**USER DEFINED**

	Prior Id # 1:	35465
	Prior Id # 2:	
	Prior Id # 3:	
3	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
5	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

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GENERAL INFORMATION	
Grade: C - Average	
Year Blt: 1930	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicst:	Fact:
Const Mod:	
Lump Sum Adj:	

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	12	- Concrete	
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	2	- Gas	
Heat Type:	1	- Forced H/Air	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

Make:		Model:		Serial #		Year:		Color:	
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PARCEL ID	051.0-0002-0011.0
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More: N      Total Yard Items:      Total Special Features:      Total:

Full Bath:	Rating:
A Bath:	Rating:
3/4 Bath:	Rating:
A 3QBth:	Rating:
1/2 Bath:	Rating:
A HBth:	Rating:
OthrFix:	Rating:

Kits:	Rating:
A Kits:	Rating:
Frpl:	Rating:
WSFlue:	Rating:

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

Phys Cond:	AV - Average	40.0
Functional:		0.0
Economic:		0.0
Special:		0.0
Override:		0.0
	Total:	40.0

Basic \$ / SQ:	48.00
Size Adj.:	1.14999998
Const Adj.:	0.94061971
Adj \$ / SQ:	51.922
Other Features:	0
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	101334
Depreciation:	40534
Depreciated Total:	60801

FOR BUSINESS JUST 1 RM & GAR.	2
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1st Res Grid						Desc:							# Units
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals		RMs:				BRs:		Baths:		HB			

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

[illegible]

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Depr:	51.92	
Special Features:	0	Val/Su Net:	26.39	
Final Total:	60800	Val/Su SzAd	34.58	

Figure 1: A schematic diagram of a rectangular plot divided into two sections. The top section is labeled "FFL (1758)" and the bottom section is labeled "GAR (546)". The plot is surrounded by a black border. The top border is labeled "24", the right border is labeled "44", the bottom border is labeled "26", and the left border is labeled "71". The bottom-left corner of the plot is labeled "21" and the bottom-right corner is labeled "21". The bottom-right corner of the plot is also labeled "27".

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,758	51.920	91,279
GAR	Garage	546	18.420	10,055
<b>Net Sketched Area:</b>		<b>2,304</b>	<b>Total:</b>	<b>101,334</b>
<b>Size Ad</b>	<b>1758 Gross Area</b>	<b>2304 FinArea</b>		<b>1758</b>

[illegible]

***AssessPro*** Patriot Properties, Inc







**EXTERIOR INFORMATION**

Type: 43 - Warehouse			
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	2
Foundation:	6 - Slab		
Frame:	2 - Steel		
Prime Wall:	21 - Conc. Block		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	10 - Rolled		
Color:	WHITE		
View / Desir:			

## GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1930	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicth:	Fact:
Const Mod:	
Lump Sum Adj:	

## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	12	- Concrete	
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	2	- Gas	
Heat Type:	1	- Forced H/Air	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

## MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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### SPEC FEATURES/YARD ITEMS

[illegible]

## BATH FEATURES

Full Bath:	Rating:
A Bath:	Rating:
3/4 Bath:	Rating:
A 3QBth:	Rating:
1/2 Bath:	Rating:
A HBth:	Rating:
OthrFix:	Rating:

## OTHER FEATURES

Kits:	Rating:	
A Kits:	Rating:	
Frpl:	Rating:	
WSFlue:	Rating:	

## CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

## DEPRECIATION

Phys Cond:	AV - Average	40.0
Functional:		0.0
Economic:		0.0
Special:		0.0
Override:		0.0
	<b>Total:</b>	<b>40.0</b>

## CALC SUMMARY

Basic \$ / SQ:	48.00
Size Adj.:	1.14999998
Const Adj.:	0.94061971
Adj \$ / SQ:	51.922
Other Features:	0
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	101334
Depreciation:	40534
Depreciated Total:	60801

## COMMENTS

[illegible]

## RESIDENTIAL GRID

1st Res Grid	Desc:									# Units		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals		RMs:				BRs:		Baths:		HB		

## REMODELING

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

## RES BREAKDOWN

[illegible]

## COMPARABLE SALES

[illegible]

## SKETCH

Figure 1 shows a rectangular plot divided into two sections. The top section is labeled 'FFL (1758)' and has dimensions 24 (width), 71 (height), and 42 (right side). The bottom section is labeled 'GAR (546)' and has dimensions 21 (width), 21 (height), and 21 (right side). The bottom section is shaded gray.

## SUB AREA

[illegible]

### SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu # Ten
9					
5					
4					
8					

## IMAGE







test PDF Combine only

Type: 15 - Old Style			
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	2
Foundation:	3 - BrckorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

## GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1860	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicth:	Fact:
Const Mod:	
Lump Sum Adj:	

## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:			%
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	3	- Forced H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

## MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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### SPEC FEATURES/YARD ITEMS

[illegible]

## BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

## OTHER FEATURES

Kits: 1	Rating:	Average
A Kits:	Rating:	
Frpl:	Rating:	
WSFlue:	Rating:	

## CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

## DEPRECIATION

Phys Cond:	AV - Average	31%
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	31%

## CALC SUMMARY

Basic \$ / SQ:	135.00
Size Adj.:	1.28839493
Const Adj.:	0.99989998
Adj \$ / SQ:	173.916
Other Features:	70000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	418510
Depreciation:	129738
Depreciated Total:	288772

## COMMENTS

[illegible]

## RESIDENTIAL GRID

1st Res Grid	Desc: Line 1											# Units	1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs: 8			BRs: 3			Baths: 1			HB			

## REMODELING

		Exterior:	
		Interior:	
		Additions:	
	0.00%	Kitchen:	
	0.00%	Baths:	1999
	0.00%	Plumbing:	
	0.00%	Electric:	
	0.00%	Heating:	
1	0.00%	General:	

## RES BREAKDOWN

No	Unit	RMS	BRS	FL
1		8	3	
Totals				
1		8	3	

## COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Depr:	173.92	
Special Features:	0	Val/Su Net:	92.18	
Final Total:	288800	Val/Su SzAd	175.59	

## SKETCH

```

graph TD
    34[34] --> 18[18]
    34 --> 16[16]
    18 --> 9[9]
    18 --> 9[9]
    9 --> 1[1]
    9 --> 8[8]
    8 --> 6[6]
    8 --> 2[2]
    2 --> 4[4]
    2 --> 0[0]
    16 --> 17[17]
    16 --> 0[0]

```

34

18

16

9

9

1

8

6

2

4

0

17

0

PAT  
(315)

EFP  
BMT  
(102)

FFL  
BMT  
(68)

TQS  
FFL  
BMT  
(901)

## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,071	52.170	55,87
FFL	First Floor	969	173.920	168,52
TQS	3/4 Story	676	173.920	117,52
PAT	Patio	315	3.440	1,08
EFP	Enclos Porch	102	53.910	5,49
<b>Net Sketched Area:</b>		<b>3,133</b>	<b>Total:</b>	<b>348,51</b>
<b>Size Ad</b>	<b>1644.75</b>	<b>Gross Area</b>	<b>3358</b>	<b>FinArea</b>
				<b>164</b>

### SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
9						
5						
4						
4						
9						
1						
5						

## IMAGE







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Type: 15 - Old Style			
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	2
Foundation:	3 - BrckorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

## GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1860	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicth:	Fact:
Const Mod:	
Lump Sum Adj:	

## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:			%
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	3	- Forced H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

## MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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### SPEC FEATURES/YARD ITEMS

[illegible]

## BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

## OTHER FEATURES

Kits: 1	Rating:	Average
A Kits:	Rating:	
Frpl:	Rating:	
WSFlue:	Rating:	

## CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

## DEPRECIATION

Phys Cond:	AV - Average	31%
Functional:		%
Economic:		%
Special:		%
Override:		%
	<b>Total:</b>	<b>31%</b>

## CALC SUMMARY

Basic \$ / SQ:	135.00
Size Adj.:	1.28839493
Const Adj.:	0.99989998
Adj \$ / SQ:	173.916
Other Features:	70000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	418510
Depreciation:	129738
Depreciated Total:	288772

## COMMENTS

[illegible]

## RESIDENTIAL GRID

1st Res Grid	Desc: Line 1											# Units	1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs: 8			BRs: 3			Baths: 1			HB			

## REMODELING

		Exterior:	
		Interior:	
		Additions:	
0.00%		Kitchen:	
0.00%		Baths:	1999
0.00%		Plumbing:	
0.00%		Electric:	
0.00%		Heating:	
1.00%		General:	

## RES BREAKDOWN

No	Unit	RMS	BRS	FL
1		8	3	
Totals				
1		8	3	

## COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Depr:	173.92	
Special Features:	0	Val/Su Net:	92.18	
Final Total:	288800	Val/Su SzAd	175.59	

## SKETCH

Diagram illustrating the hierarchical structure of the data, showing the relationship between different categories and their counts.

Category	Count	Width	Height
PAT	315	18	18
EFP BMT	102	6	6
FFL BMT	68	4	4
TQS FFL BMT	901	36	16

## SUB AREA

[illegible]

### SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
9						
5						
4						
4						
9						
1						
5						

## IMAGE



**AssessPro** Patriot Properties, Inc